

Board of Directors Meeting
Greenwich Condominium, Inc.
1470 NE 123rd St., North Miami, FL 33161
January 16, 2017
7:00 PM

Those board members in attendance:

Gary McVay , President
Lynn Anderson , Vice President
Angela Conde, Secretary
Michael Traboulay , Treasurer
Adria Rio JR, Director
Lucymara de mello , Director

Also present:

Elizabeth Perez-Garcia, Senior Association Manager, Caribbean Property Management

A quorum being present, Gary McVay called the meeting to order at 7:01 PM.

Mike made 1st motion Angela 2nd motion Previous minutes was approved ,

Vice president position was open Michael made a motion Angela 2nd the motion . Passed Lynn Anderson named vice president .

Albert Miranda read the financials

Raul Perez read managers report .

Screening committee Donna and Angela viewing of application and doing interviews . All tenants must leave deposit in the office . Fines will be given out if the camera catches dog or cat urinating or pooping in the hallways .

Jr motioned 1st Angela motion 2nd remove of fountain of water in the front of the building , also removal of soil and rocks from the car port planters .

Jr motion 1st michael motion 2nd to add 1 more meeting a year to speak more about the condominium.

Michael motion 1st Angela motion 2nd Passed , Budget passed , maintenance will increase .

Painting project - 3 contractors for bids .

Gary mcvay - President
Lynn Anderson - Vice president
Angela conde - Treasurer
Michael Traboulay - secretary
Lucimara de mello - Director
Adria Rios - Director

Budget meeting was called at 840pm by the corium.

No further business meeting adjourned at 845Pm

Board of Directors Meeting
Greenwich Condominium, Inc.
1470 NE 123rd St., North Miami, FL 33161
February 20, 2017
7:00 PM

Those board members in attendance:

Gary McVay , President
Lynn Anderson , vice
Angela Conde, Secretary
Michael Traboulay , Treasurer
Lucimara De mello, Director
Adria Rio , Director

Also present:

Elizabeth Perez-Garcia, Senior Association Manager, Caribbean Property Management

A quorum being present, Gary McVay called the meeting to order at 7:04 PM.

Albert Miranda Read receivership and financials .

Raul Perez read managers report .

Gary Mcvay recommended all board members to obtain the board certificate course.

Jr arrived at 7:25PM

Carport Get bids for carport roof.

Caribe electric to install 10 LED lights in the carport . Motion made by Lynn mike seconded . \$1671.00

Cooling tower cleaning Mikes AC . Motion made by Lynn, Angela seconded passed .

Elevator flooring need different types of samples .

Garbage cans , motion made by Angela to remove the garbage cans from front and rear of building . Lynn seconded it.

Pressure cleaning of inside of garage Jalco . \$3985 Angela motion Lynn second .

Raul to get some bids for landscaping rocks .

At&T will be lowered from \$700 to \$430 a month. Lynn motion Angela second

Phoenix Asphalt for repairs \$2500 , Mike motion Angela second.

Tree trimming , junior motion to spend 5400.00 with 4ever green for 172 trees, 2nd by Angela.

Lucimara units and Rafik will provide copies of keys to be able to enter the units to do pest control .

Pest control to charge renters from their security deposit . Advise that they will need to send out notice and change rule to statue to remove \$50.00 from their security deposit .

Carpet cleaning - angela motion to clean for ASI for \$2750 lynn 2nd - passed .

United septic drain lynn motion to do drain cleaning gary 2nd .

No further business meeting adjourned at 9:05Pm

Board of Directors Meeting
Greenwich Condominium, Inc.
1470 NE 123rd St., North Miami, FL 33161
August 1, 2017
7:00 PM

Those board members in attendance:

Gary McVay , President
Angela Conde, Secretary
Michael Traboulay , Treasurer
Adria Rio JR, Director

Also present:

Elizabeth Perez-Garcia, Senior Association Manager, Caribbean Property Management

A quorum being present, Gary McVay called the meeting to order at 7:30 PM.

Minutes was approved

Raul Perez read managers report .

A committee was approved for Dogs (?)

Albert and elizabeth arrived 7:45PM

Albert read the financials

Gary spoke about pending projects

Jalco approved for car port roof to be tapered (slope)

SS elevator design was approved to install new flooring inside the elevators.

Approved Taurus chute to repair stairs on the roof .

No further business meeting adjourned at 9:05Pm

Board of Directors Meeting
Greenwich Condominium, Inc.
1470 NE 123rd St., North Miami, FL 33161
November 14, 2017
7:00 PM

Those board members in attendance:

Gary McVay , President
Lynn Anderson , Vice President
Angela Conde, Secretary
Michael Traboulay , Treasurer
Adria Rio JR, Director

Also present:

Elizabeth Perez-Garcia, Senior Association Manager, Caribbean Property Management

A quorum being present, Gary McVay called the meeting to order at 7:40 PM.

Annual meeting , Meeting was called at 745pm .

Election meeting , election was called at 750pm not enough votes needed 20% Board of directors rolled over .

Gary mcvay - President
Lynn Anderson - Vice president
Angela conde - Treasurer
Michael Traboulay - secretary
Lucimara de mello - Director
Adria Rios - Director

Annual meeting and election meeting was called at 755pm by the corium.

No further business meeting adjourned at 9:05Pm